REZONING VIRTUAL OPEN HOUSE

CITY OF VANCOUVER



6151-6261 Granville Street and 1511 West 47th Avenue

An overview of the rezoning application and supporting Council-approved policies

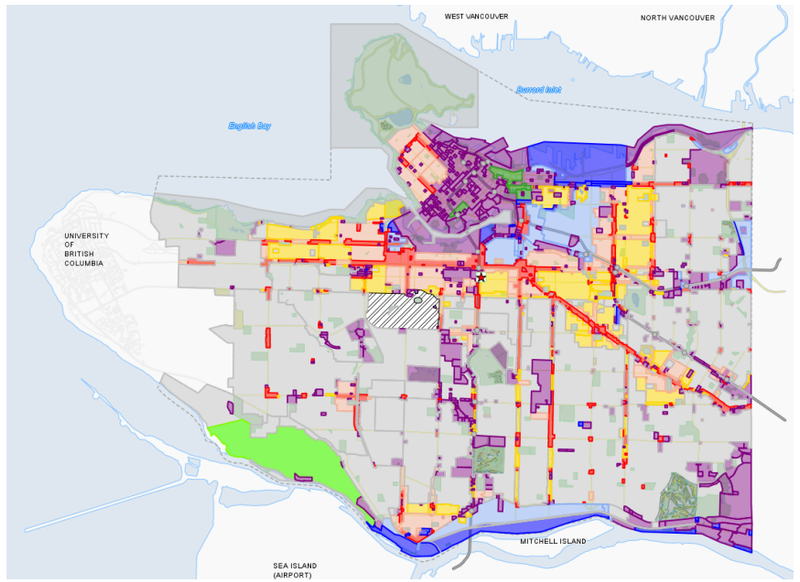
February 7 to 27, 2022

What is Rezoning?

The City of Vancouver is divided into zoning districts. The Zoning and Development By-law sets out the rules for development in each zoning district, including the use (e.g. multiple dwelling, general office, retail store) and physical form (e.g. height, density).

Rezoning changes how a property can be used or developed through a regulation change. It is required when a proposal does not conform with existing zoning. The purpose of rezoning is to:

- change land use regulations to enable development in line with City objectives; and
- secure public benefit contributions to help address increased demand on City facilities resulting from the rezoning.



Site-specific comprehensive development districts (CD-1s)

When a site is rezoned, the site is assigned a site-specific CD district. Each CD district is given a unique number to identify the district (e.g. CD-1 (313)). CD-1 district by-laws have regulations that are specific to the site.

What Guides a Rezoning?

Council-approved plans and policies outline where rezoning applications can be considered and what may be allowed on a site. There are two different policy approaches that may permit a rezoning, rezoning policies or community and area plans:

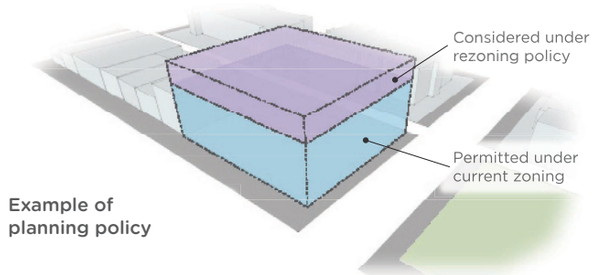
Rezoning policies

Rezoning policies provide guidance for developing or using a property in ways that may not be possible under existing rules or zoning. They provide a framework to achieve City objectives by enabling and incentivizing development across the city.

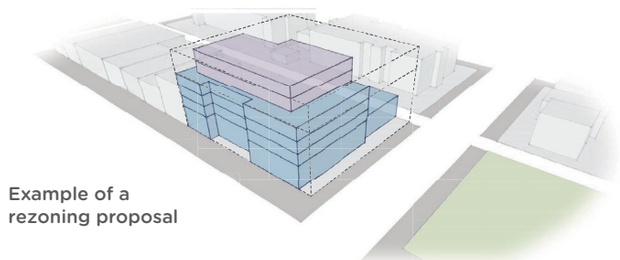
Community and area plans

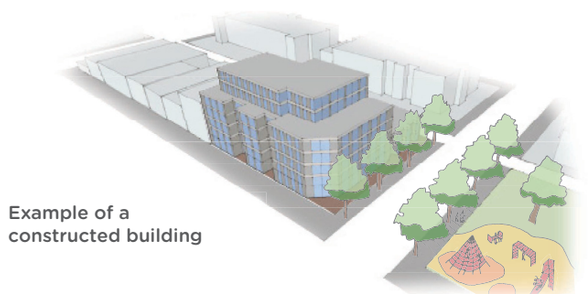
The City of Vancouver has community and area plans that set out the long-term vision for a community area. These plans provide a framework to guide change and development over a period of approximately 20 to 30 years. They may also work within broader objectives established for the entire city and at regional and provincial levels.

Community and area plans provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities.



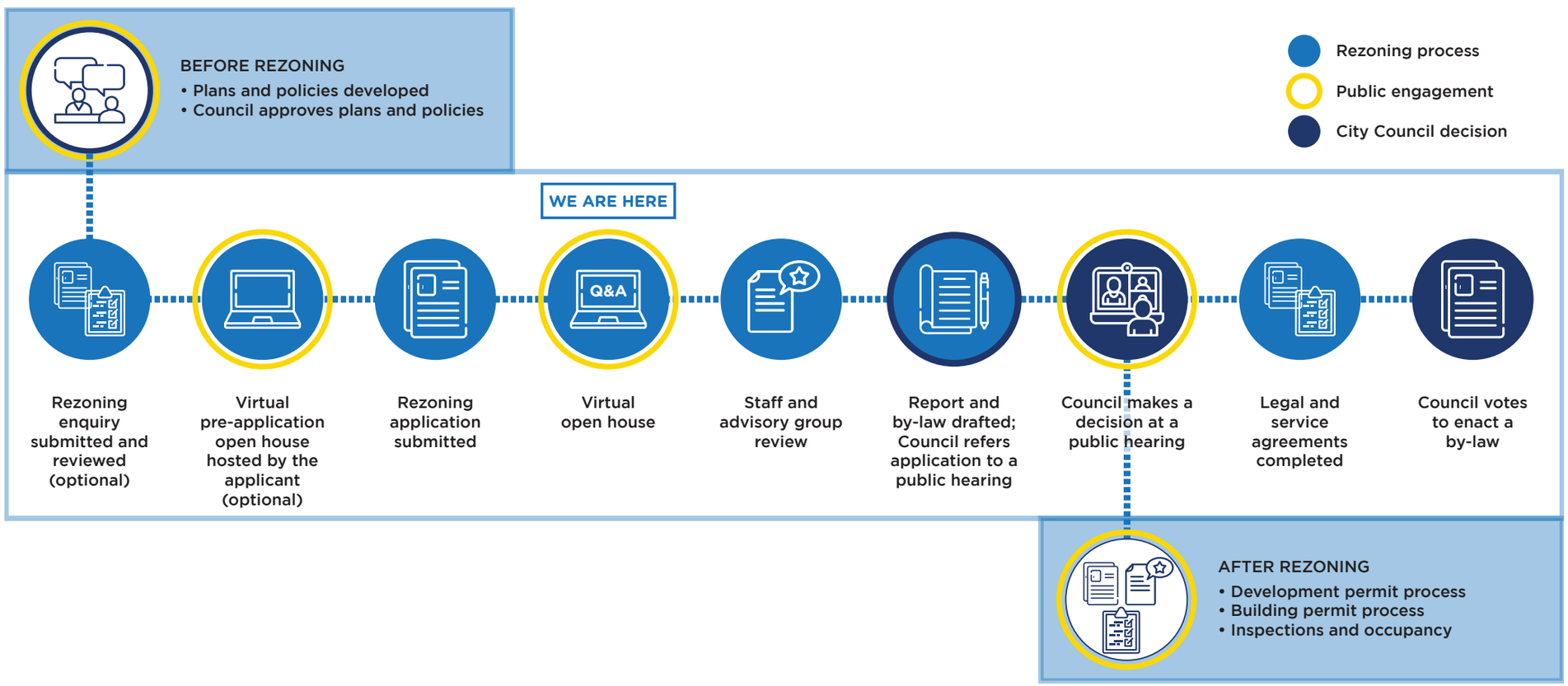
Example of planning policy


Example of a rezoning proposal


Example of a constructed building

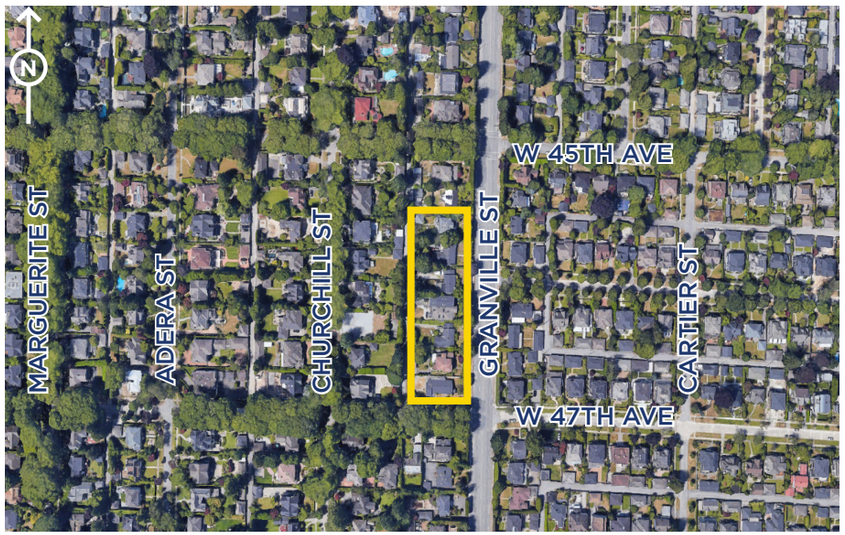


Rezoning Process: Key Steps





Proposed Rezoning





We would like your feedback on a rezoning application

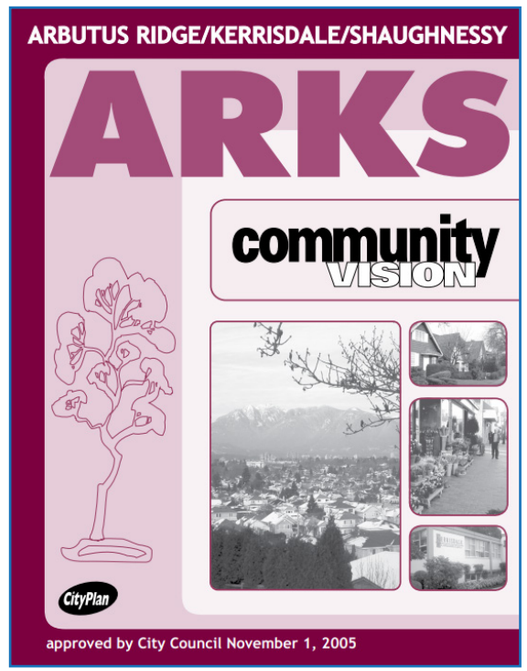
The proposal is to allow for the development of a six-storey seniors housing/community care facility. The zoning would change from RS-3 (Residential) District to CD-1 (Comprehensive Development) District. This proposal includes:

- 226 units (mix of independent living, assisted living, memory care)
- A floor space ratio (FSR) of 2.76
- A gross floor area of 21,008 sq. m (226,130 sq. ft.)
- A building height of 24.4 m (80 ft.) [with additional height for a rooftop amenity space]
- 115 vehicle parking spaces and 28 bicycle parking spaces

The application is being considered under the *Arbutus Ridge/Kerrisdale/Shaughnessy (ARKS) Community Vision.*

Arbutus Ridge/Kerrisdale/Shaughnessy Community Vision

In 2005, Vancouver City Council approved the Arbutus Ridge/Kerrisdale/Shaughnessy (ARKS) Community Vision. The document provides direction on a range of issues in the neighbourhood, such as housing, local shopping areas, parks, and community safety. The ARKS Community Vision also identifies directions that may require detailed future planning.



RELEVANT ARKS VISION DIRECTIONS

Seniors' Housing
Vision Direction 15.11

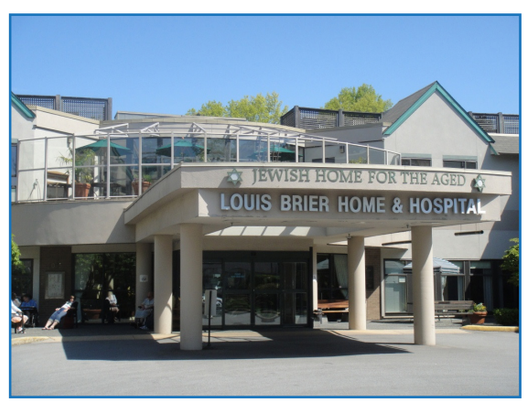
Some small developments designed for seniors should be considered near parks, shopping, transit, and services to allow seniors to stay in the community as their housing needs change.

Rezoning Policy
Table 2.1 Types of Projects that Could be Considered for Site Specific Rezoning

Rezoning applications for the types of projects listed below could be considered without additional area planning because they further adopted city-wide policies, would further an adopted Vision Direction, or are normal practice in the public interest.

- Heritage retention projects
- Affordable housing
- Seniors housing
- Institutional sites.

For more information: *Arbutus Ridge/Kerrisdale/Shaughnessy (ARKS) Community Vision.*



Ways to Provide Feedback







There are several ways to provide comments to staff

Staff can receive comments throughout the rezoning process up until City Council votes to refer an application to a public hearing. Feedback directed to staff is summarized in the referral report prepared for City Council.

1. Go online at *Shape Your City Vancouver*

https://shapeyourcity.ca/6151-6261-granville-st-and-1511-w-47-ave

- Submit your comments
- Ask your questions during the Virtual Open House

Note that the content is available in eight languages

2. Send an email to the rezoning planner

nichlas.danford@vancouver.ca

3. Call the rezoning planner

604-871-6121



What Happens Next



Referral report

Staff review all comments received and summarize the feedback into a referral report for City Council. This report contains a recommendation to refer the application to a public hearing, along with a recommendation to approve or refuse the application. Conditions to address public concerns may also be included, where feasible.



Referral and public hearing

If an application is referred to a public hearing, surrounding properties and those who have selected to be contacted about the application will receive a public hearing notification. At that point, all comments regarding the application are to be directed to City Council through the City Clerk's Office for consideration at the public hearing.

Public hearings are held to consider and decide on rezoning applications. At public hearings, City Council's role is to listen to all concerns in order to inform their decision on a rezoning application.

Find out more:

- What happens at public hearings
- Contact City Council about public hearing agenda items



